

SB 297. AN ACT CONCERNING REIMBURSEMENTS TO LANDLORDS FOR THE DISPOSITION OF TENANT PROPERTY

SUPPORT AS WRITTEN

To the esteemed members of the Housing Committee:

My name is Eric Rogers and I am a member of CT Association of Real Estate Investors, CT Property Owners Alliance and CT Coalition of Property Owners. I have owned and operated several units in central Connecticut for more than a decade.

I provide the following testimony:

When a tenant vacates a unit under good terms (i.e., not through eviction), the tenant is responsible to also vacate all personal items, furniture, etc. Failure to do so typically permits the landlord to factor such removal costs when calculating the security deposit. This should be true during an eviction as well, for the following reasons:

- It is the landlord who suffers during an eviction; for many months rental payment has not been made, though there is no relief in operating expenses. Landlords should be allowed to pursue reimbursement for the costs of removing tenant belongings.
- As tenants are responsible for the removal of their belongings, this bill serves to provide additional financial incentive for them to do so

Thank you for your consideration.

Eric Rogers
CCOPO